

HISTORIC PRESERVATION COMMISSION
Minutes

August 11, 2005
Salisbury, North Carolina

The Historic Preservation Commission for the city of Salisbury met in regular session on Thursday, August 11, 2005, in the Council Chambers at the City Hall, 217 S. Main St.

The meeting was called to order by the Chairman, Michael Young. In addition to Mr. Young, the following members were present: Raemi Evans, Mike Fuller, Susan Hurt, Anne Lyles, Kathy Walters, and Wayne Whitman.

Absent: Ronald Fleming

New Business

H-37-05 **202 N. Lee St.** – Rowan Corporation, owner; Glenda Phillips, applicant – Certificate of Appropriateness to install an awning over exterior break-room door, 4x6, Mediterranean Blue; as per submitted drawings

Glenda Phillips, Office Manager for Consumer Planning and Support Services, was sworn to give testimony for the request.

Staff presented slides.

Ms. Phillips informed the Commission that her office had recently moved to the location at 202 N. Main St. From the slides she pointed out the door to the break room used by employees to enter and exit the building, and requested a 4'x 6' awning installation over the exterior of the door. She testified that the awning would be in the color of Mediterranean Blue, and presented a sample fabric to show the color.

In response to a question from Jeff Sowers, Ms. Phillips testified that there would not be a logo or any print on the awning.

There was no one present to speak in support or opposition to the request.

Jeff Sowers made the following motion: "I move that the Commission find the following facts concerning Application #H-37-05 – that Glenda Phillips, applicant for Rowan Corporation, owner of 202 N. Lee Street, appeared before the Commission and sought a Certificate of Appropriateness to install a 4'x 6' Mediterranean Blue awning over existing break room door; that no one appeared before the Commission to support or oppose this request, this request should be granted based upon the Secretary of Interior Standards for Rehabilitation, and Chapter 4 – Site Features and District Setting – Signage and Awning, pages 54-56, guidelines 1-5 of the Non-residential Historic District Design Guidelines;

therefore, I move that a Certificate of Appropriateness for Application #H-37-05 be granted to Glenda Phillips, applicant for Rowan Corporation, owner of 202 N. Lee St., to make the changes as presented.

Kathy Walters seconded the motion; all members present voted AYE.

H-41-05 **118 N. Lee St.** – MDB Properties, owner; Branson Pethel, applicant – Certificate of Appropriateness for awning installation

Katie Setzer, Attorney and agent, along with Brent Campbell, builder, were sworn to give testimony for the request.

Staff presented slides.

Mr. Campbell through questioning from Attorney Setzer testified that the door and threshold in the building were completely rotted out from water damage. Mr. Campbell testified that a new Oak threshold was put in and repairs made to the rotted wood in the door. He further testified that upon his suggestion to the owner of the building – MDB Properties – the installation of the awning was done in order to alleviate additional damage to the door.

Commission members' comments began with the fact that the request for the awning is being made after its installation. In response to Jeff Sower's question as to whether or not MDB Properties was aware that a Certificate of Appropriateness was required before the work was done, Attorney Setzer stated that the goal of the owner was to preserve the property, and the awning, she said, was put there to protect the door. She then apologized for the need for a retroactive ruling.

Michael Young read the awning guidelines 1-5 from the Non-residential Historic District Design Guidelines, Chapter 4 – Site Features and District Setting – Signage and Awnings, pages 54-56 highlighting #3 which states: *Mount awnings in a manner that does not obscure or damage historic architectural features of the buildings. Awnings should be placed appropriately above the transom and projecting over individual window or door openings. They should fit within the window or door opening. A continuous awning is not appropriate.*

Michael Young explained that following the guidelines there should have been an awning over the windows and an awning over the door, both mounted on the inside of the window opening. He said that would have been their recommendation if the request had been made first.

Attorney Setzer responded: "I can assure you that they did try to do everything in their power to preserve and restore this building to the state that it was in previously, not to, in any way, modernize.."

Anne Lyles agreed with Michael Young when he said the building is unusual size wise. She said that 2 separate awnings probably would have looked very cluttered. Commission members had no objections to approving the request retroactively.

There was no one present to speak in support or opposition to the request.

Kathy Walters made the following motion: “I move that the Commission find the following facts concerning Application #H-41-05 – that Katie Setzer and Brent Campbell, applicants for MDB Properties, owner of 118 N. Lee St., appeared before the Commission and sought a Certificate of Appropriateness to retroactively approve awning over windows and door on the property; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4 – Site Features and District Setting – Signage and Awnings, pages 54-56, Awning guidelines 1-5 of the Non-Residential Historic District Design Guidelines; mitigating factors: a precedence will not be set by the retroactive approval of the awning or by installation of awnings in an inappropriate manner; also, that the unusual building caused the need for a continuous awning; therefore, I further move that a Certificate of Appropriateness for Application #H-41-05 be granted to MDB Properties, owner of 118 N. Lee St., to make the changes detailed in the application.”

Anne Lyles seconded the motion; all members present voted AYE.

H-42-05 506 S. Church St. – Barry & Rodney Rymer, owner – Certificate of Appropriateness for window replacement

Barry Rymer was sworn to give testimony for the request.

Mr. Rymer presented a sample of the true-divided, 6/6 wood replacement window which was needed to comply to guidelines for his original request #H-10-05.

In response to Mr. Rymer’s question as to the time frame for installation of the windows, Michael Young informed him that he should begin the installation within 6 months.

There was no one present to speak in support or opposition to the request.

Anne Lyles made the motion as follows: “I move that the Commission find the following facts concerning Application #H-42-05 – that Barry Rymer, owner of 506 S. Church St., appeared before the Commission and sought a Certificate of Appropriateness to install replacement windows, that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 2 – Changes to Buildings – Windows and Doors, pages 14-17, guidelines 1-16 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-42-05 be granted to Barry and Rodney Rymer, owners of 506 S. Church Street, to make the changes detailed in the application.”

Susan Hurt seconded the motion; all members present voted AYE.

H-43-05 Brooklyn South Square Historic District Properties, owner

Certificate of Appropriateness for archaeological research of the following properties:

- 319, 323, 415, 429 E. Fisher St.
- 309, 319, 320, 328, 409, 424, 425 E. Bank St.
- 210, 214, 215, 217, 218 S. Long St.

Wayne Whitman, a member of the Board of Directors of the Salisbury Confederate Prison Association, was excused from his seat on the Commission for the hearing of this request.

Sue Curtis, President of the Salisbury Confederate Prison Association and Bob Tannehill, applicant, were sworn to give testimony for the request.

Bob Tannehill testified that they have received licenses from various property owners who will allow them to do research on their property to find the prison. He informed the Commission that the Wake Forest University Archeologists plans to begin the digging sometime after September 6th.

In response to a question from the Chair, Dr. Tannehill said they would primarily be looking for the wall in order to pinpoint where the prison was. He testified that there would be several different methods used for the research beginning with surveys using ground penetrating radar. There will be no heavy machinery used.

In response to a question from the Chair, Dr. Tannehill testified that the digging would be done in 5 x 5 ft. block layers at a time. He further stated that they have paid \$14,000 for a 2-week dig.

Dr. Tannehill further stated that all artifacts found on the properties would belong to the property owner. The property owner would then have to decide if they wanted to keep the artifacts found or give them to the association.

Dr. Tannehill presented the licenses which had been received. He said digging would be done only on the properties which they had a license from.

Jack Thomson, Historic Salisbury Foundation, was sworn to give testimony in support of the request. He informed the Commission that the Foundation has protective covenants on the properties located at 319 E. Bank St., and 210 S. Long St., and fully supports the project.

Shirley Walker, owner of property at 418 E. Fisher St., which adjoins some of the properties on the list for the research, was sworn to speak.

Ms. Walker stated that she had no problems with the digging but wanted to know just how her property, which is now for sale, would be affected. She asked if the value of the property would be increased or if it would decrease.

In response to Ms. Walker's questions, Dr. Tannehill stated that if anything is found it would enhance the value of the property because the district would then become interesting to a lot more people which would include the federal government.

Dr. Tannehill explained to Mrs. Walker and the Commission that all the properties would not be used for the research. The determination, he said, would be made by the archeologists. However, if a property that adjoins her property is used, it would be unobtrusive and returned to its normal condition as soon as the digging is completed. He said, "the only thing that would be removed is whatever we find underground."

In response to a question from Ms. Walker, Dr. Tannehill said the it has been a 140 years since the prison stood, so all that is left of the posts is a shadow in the ground which can be found with the radar that the archeologists will be using. He said there is nothing left except earth.

Ms. Curtis further stated that as far back as 1900, there was a newspaper article stating that even at that time they were not able to precisely pinpoint where the prison stood. She said the Confederate Prison Association has a membership of 166 over 29 states and DC, so there are a lot of people hoping for an outcome of the project.

The Chair ruled that the motion should be made to include only the properties for which a license has been received.

With no other persons present to speak in support or in opposition to the request, Anne Lyles made the following motion: "I move that the Commission find the following facts concerning Application #H-43-05 – that Dr. Bob Tannehill and Sue Curtis, applicants for the Salisbury Confederate Prison Association, Inc., and property owners for whom a release has been retained, appeared before the Commission and sought a Certificate of Appropriateness to conduct archaeological research on the properties, that Shirley Walker, owner of property on E. Fisher St. appeared before the Commission to ask questions about the process and Jack Thomson of the Historic Salisbury Foundation spoke in support of the project; this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4 – Site Features and District Setting – Archaeology, pages 62-63, guidelines 1-5 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-43-05 be granted to Dr. Bob Tannehill, applicant for the Salisbury Confederate Prison Association, Inc., representing property owners, to make the changes detailed in the application with the following change agreed to by the applicant: to include properties in the Confederate Prison boundary."

Kathy Walters seconded the motion; all members present voted AYE.

H-44-05 **101 S. Main St. at the corner of 105 E. Innes St.**– C. A. Mayfield, owner – Preston Theye, applicant - Certificate of Appropriateness for removal of broken exterior door (door on E. Innes) and installation of new exterior door with small change in width at Strictly Soccer – **Approved By Minor Work Committee Reports**

Minor Works: The minor works list was approved without question or comment as presented

Notes from Janet Gapen

- Report on North Main Street neighborhood meeting

The first North Main Street neighborhood meeting toward developing a small area plan was held on July 21st at Henderson Independent School. There were over 30 residents present along with city staff and Commission member Susan Hurt, and resident of the N. Main St. Historic District. The purpose of the meeting was to get comments on what the residents like best about their neighborhood and what improvements they would like to see. The attendees were divided into 6 groups to list their opportunities, the best features of the neighborhood and the challenges, followed with prioritization of the lists. At the

At the end of the meeting disposable cameras were distributed to the six groups to go out and take pictures that would illustrate some of the things that their group talked about. At the next meeting on August 18th, the pictures will be reviewed and a synopsis of what the most important features were and the top 3 challenges.

Both Janet Gapen and Susan Hurt emphasized the fact that historic qualities of the neighborhood were the top feature on everyone's mind and got the most votes.

- Update on CAMP

Janet Gapen gave a summarization, using a slide presentation, of the CAMP held at St. Luke's Episcopal Church Parish Hall on Saturday, July 16th. She informed the Commission that the meeting was very informative from beginning to end. She hopes that she might be able to get each speaker's presentation on a disk or in an outline form so that everyone could get a copy.

- Report from HPC committee on demolition

A report of the committee meeting held on Wednesday, August 10th was distributed to Commission members by Janet Gapen.

She also presented a partial list of downtown commercial properties that have been demolished and could be used as a referral as to the history of demolitions. She asked that members review the list so that others could be added to it.

In reference to the date of September 8th following the monthly HPC meeting as the date for the planned special hearing, Kathy Walters commented that the meeting should be held on a date other than at the conclusion of another meeting. Other Commission members agreed. Janet Gapen will coordinate with the committee to come up with another date and notify everyone as soon as possible.

Jack Thomson shared with the Commission highlights of a meeting that the Foundation held with First Methodist Church on Monday, August 8th at the church. He said 18 church members were present. The Foundation presented a 35-minute presentation which included the city's 20/20 Vision Plan. In addition, there was a 15-minute question/answer period. The meeting, he said, was wrapped up by the church's Building Committee Chair, Dave Collins, following the Foundation's closing statement: "Will you partner with the community to save these buildings?"

He stated that Mr. Collins said that they have a plan that they feel comfortable with and plan to move forward with that plan.

Michael Young requested a transcript of the meeting when the COA for the demolition was issued, to which the secretary said could be supplied from the tape of the meeting.

Susan Hurt suggested that different persons or groups be present at the hearing to present different things than what the Foundation has already presented such as the importance of preservation, and the history of the buildings, etc. The names of Randy Hemann, Bill Burgin, and Jim Dunn were presented.

Kathy Walters suggested that a presentation should be given on new construction guidelines; however, others thought that it probably was not a good idea to mix the two. Jeff Sowers said, "this meeting should only include preservation of the building."

Janet Gapen informed the Commission of a Local Bill recently passed for the city of Statesville that states a demolition could be denied if the request does not meet certain criteria. She suggested the possibility of inviting the person from Statesville who wrote the Bill to a HPC meeting or to the hearing. She said she had already contacted the office of Lorene Coates and found that it is too late to introduce a Bill at this time but it could possibly be tacked onto another Bill that is in the process if it is reasonably related, such as the Mill Rehab Tax Credit Bill.

Jack Thomason suggested that she contact the persons who are working on the Mill Rehab Tax Credit Bill to see if it could be tacked on.

Michael Young and Mike Fuller volunteered to look at the Statesville Bill to see if the language needs to be changed and to rework the wording.

Michael Young suggested that a letter be compiled and published stating that a committee had been formed to explore the options for the saving the buildings so that the public would know work is being done.

Susan Hurt suggested that the committee be named the Demolition Prevention Task Force.

Jack Thomson suggested that the buildings be called Stand Pike Row rather than 117, 119, and 121 E. Fisher St., and that it be referred to as “proposed” demolition.

Janet Gapen stated that the committee should again, maybe twice, before the hearing. She will make notifications by email as to the dates.

Minutes

The July minutes were approved following a correction from Susan Hurt.

Adjournment

With no other business to come before the Commission, the meeting was adjourned.

Michael Young, Chairman

Judy Jordan, Secretary